



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: July 9, 2012

Subject: 1502 Rockcliff
Case # SP-2011-0184DS

A request has been received from Bruce Aupperle on behalf of Eric Goldreyer to permit a dock at 1502 Rockcliff Road. Parks and Recreation Department staff has reviewed plans for the proposed project in accordance with the requirements of Article XIII, and finds that approval of the Parks and Recreation Board is required for:

- 1.) A dock that exceeds 20% of the width of the lot at the shoreline [Section 25-2-1176(D)(2)]; and
- 2.) A structure constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)]; and
- 3.) A dock that extends beyond 30 feet from the shoreline [Section 25-2-1176(B)(2)]; and
- 4.) More than two residential docks on a single lot zoned MF-1 or more restrictive [Section 25-2-1173(D)(2)].

Because there is evidence that the access can be redesigned to reduce the footprint of the dock with regard to 2nd floor access, staff does not recommend approval Request 1 and; because the current design accommodates 2 vessels, staff does not recommend Request 4. Because there is evidence of a shallow water condition and because the affected property owner has provided a letter of consent, staff recommends approval of Request 2 and 3.